

#### DESIGN GUIDELINES: SITE A

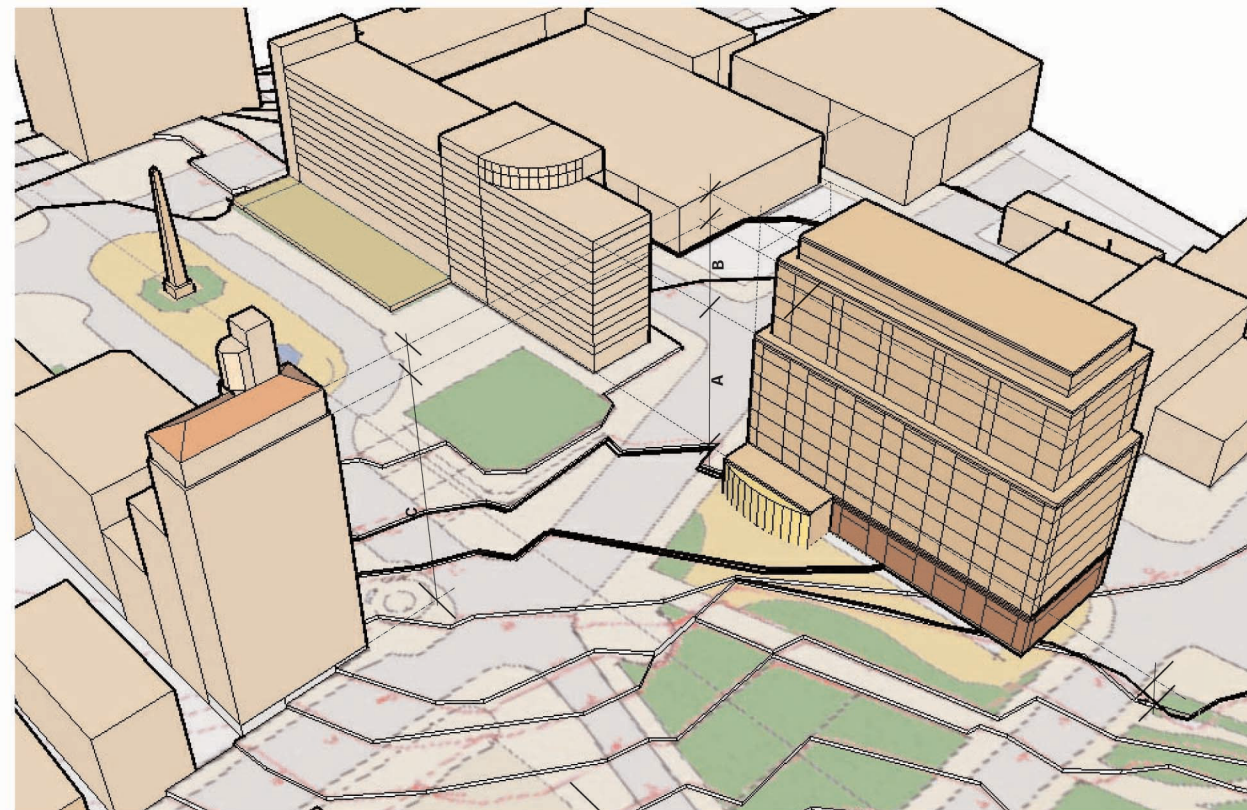
The south edge of the Site A building shall align with the south edge of the IM Pei Building to preserve the view corridor from the Vance Monument.

The north, east, and west edges of the Site A building shall align with College, Market and Spruce Streets with minimal setbacks at the ground level.

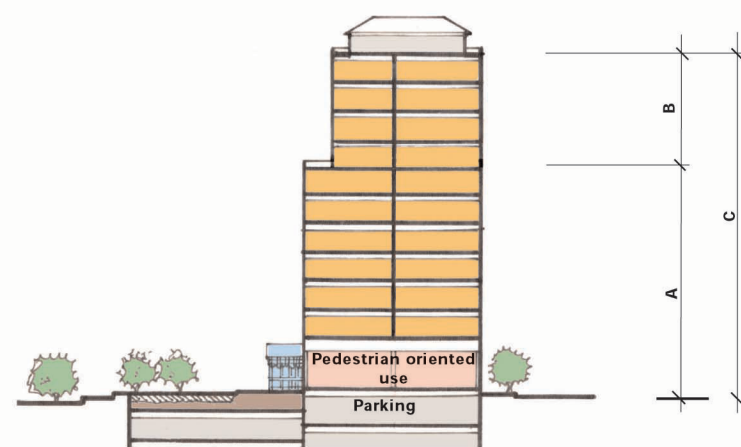
The Site A building shall have an upper floor setback at a height equivalent to the IM Pei Building to create a strong and unified building edge to Pack Square. The maximum height of the building will not exceed the Jackson Building in height, as measured from its front entrance.

View corridors between Pack Square and City/County Plaza and the College Street corridor shall be preserved.

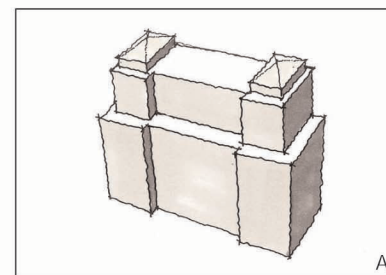
Ground floor uses should be active and pedestrian oriented.



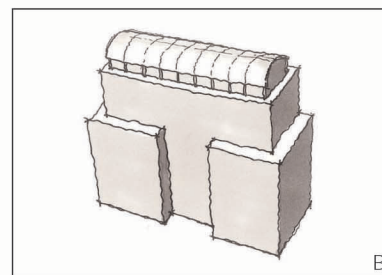
SITE B Massing and setback guidelines



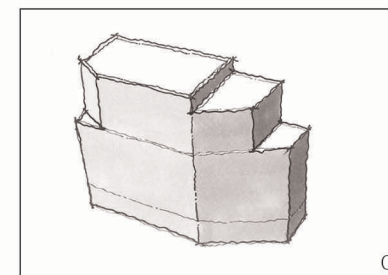
Building section



A

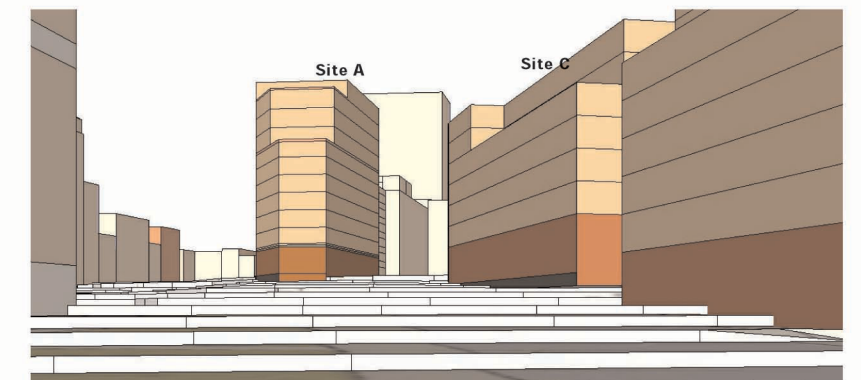
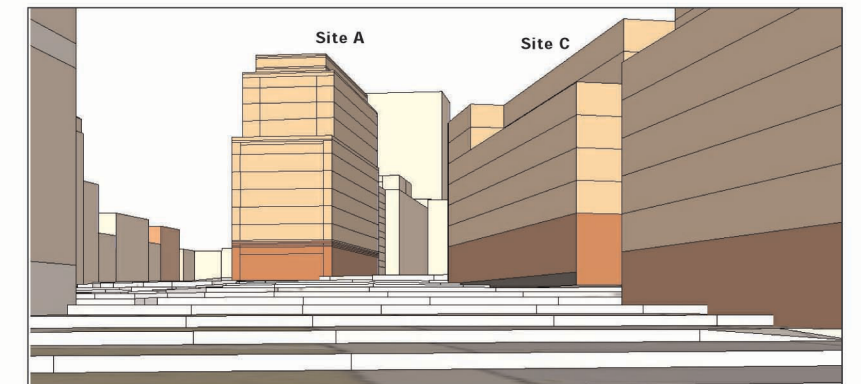


B



C

Massing alternatives



VIEW FROM COLLEGE STREET Two alternatives  
(RIGHT AND BELOW) Proposed view from College Street



#### SUGGESTED DESIGN GUIDELINES: SITE B

The height of the Site B building should not exceed the height of the first vertical setback on the Buncombe County Court House. A pent-house setback is permitted above the first setback line.

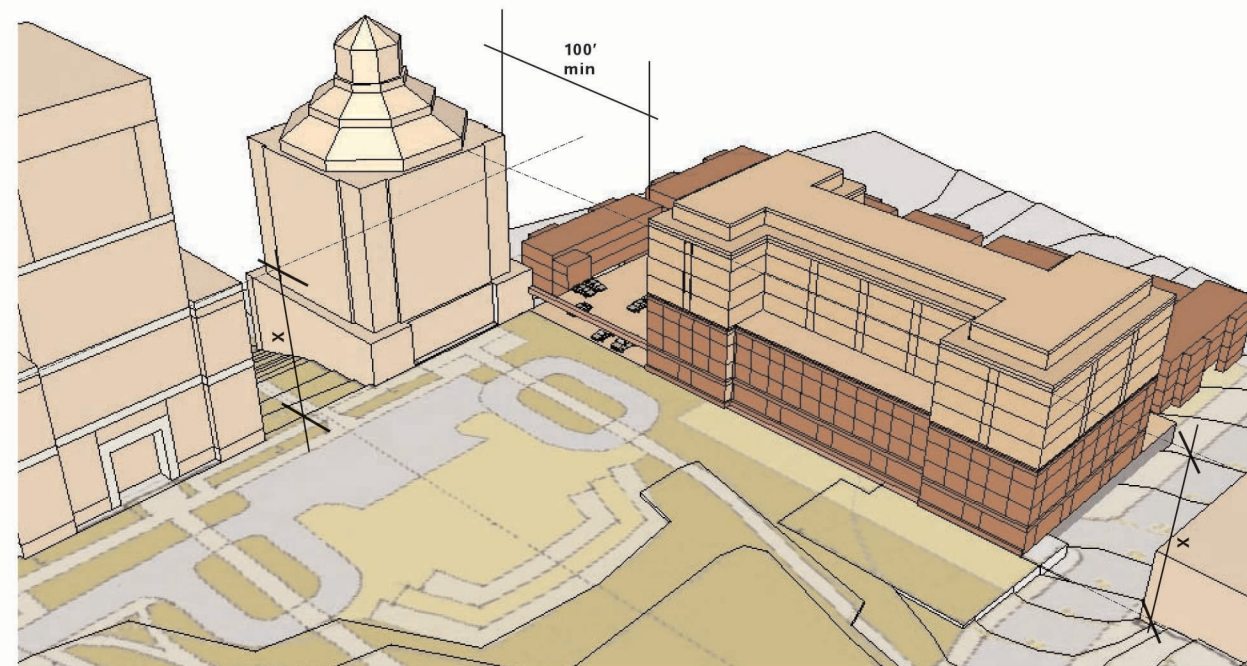
The building(s) should have pedestrian oriented uses at the base.

The building(s) should be articulated with tiering and stepping to scale building massing so that it is compatible with neighboring buildings.

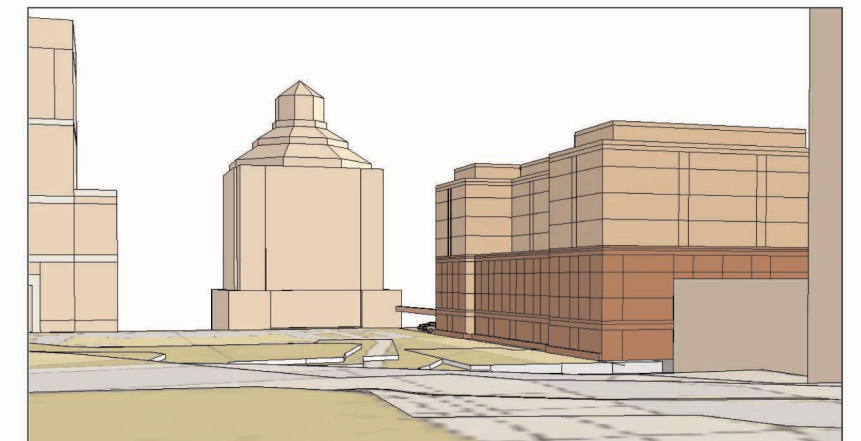
The building's principle facade should face City-County Plaza.

A view corridor of a minimum of at least 100' should be maintained between the Site B building and City Hall.

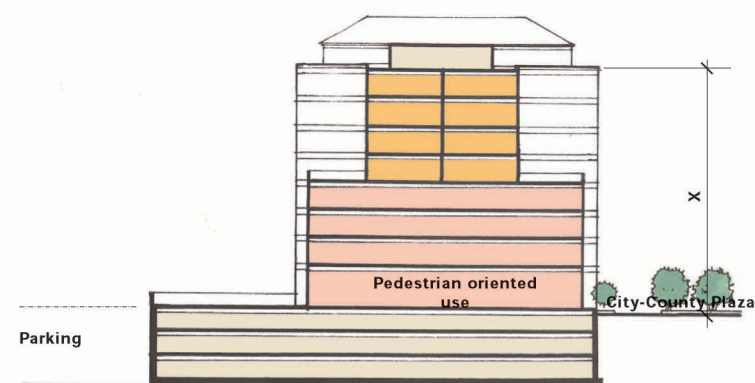
Parking should be screened from view. An access to structured parking may be provided from City-County Plaza level.



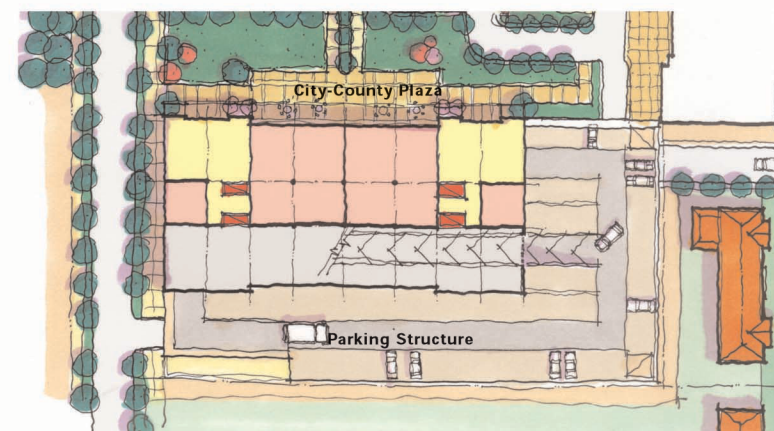
SITE B Massing and setback guidelines



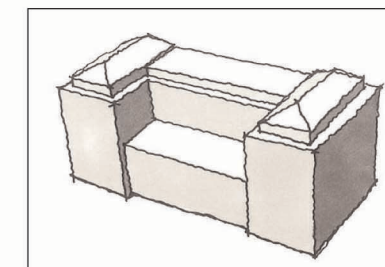
View from Pack Square



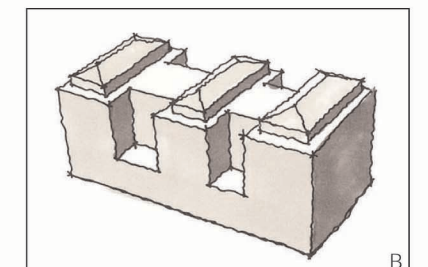
Section



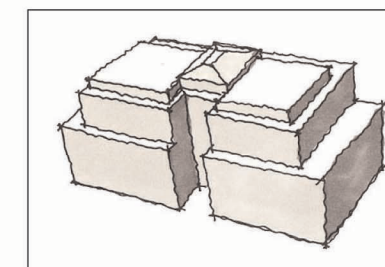
Plan



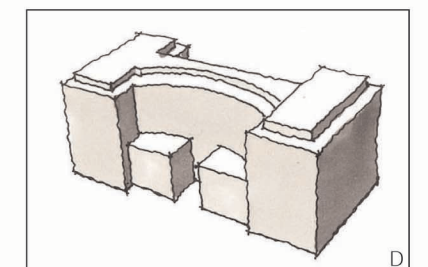
A



B



C



D

Massing alternatives

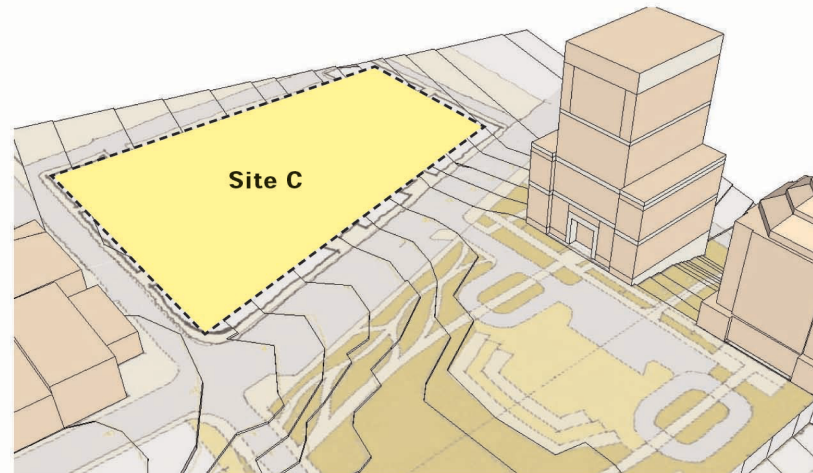
**SUGGESTED DESIGN GUIDELINES: SITE C**

The height of the Site C buildings should not exceed 80'.

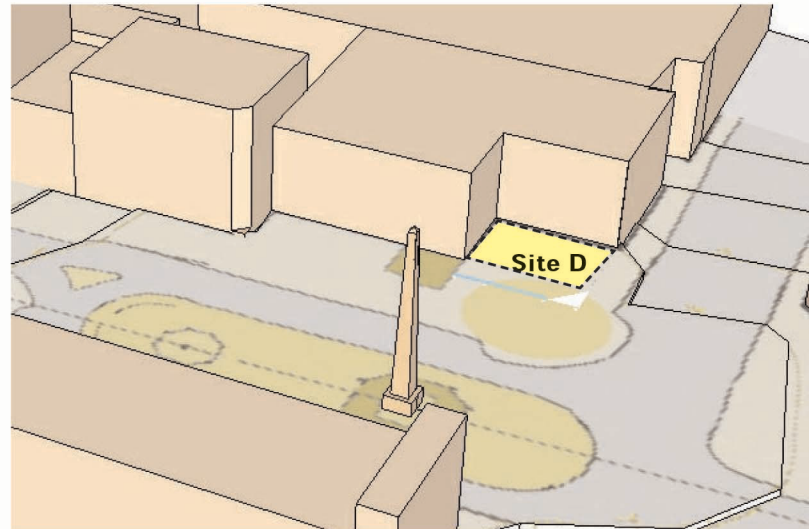
The building should present a consistent facade to the Square.

Parking should be screened from view.

Ground floor uses should be active and pedestrian.



SITE C



SITE D

**DESIGN GUIDELINES: SITE D**

Site D is viewed as an opportunity to provide a new entrance and facade for the Art Museum and other cultural uses. A building on Site D could fill in the current open corner to be flush with the adjacent buildings.

Should a building be constructed, the height shall not exceed 60'.

The design of the facade of Site D should be viewed as an extension of the principal facade of the institution and should have a high degree of transparency.

The building shall be pedestrian friendly at ground level.

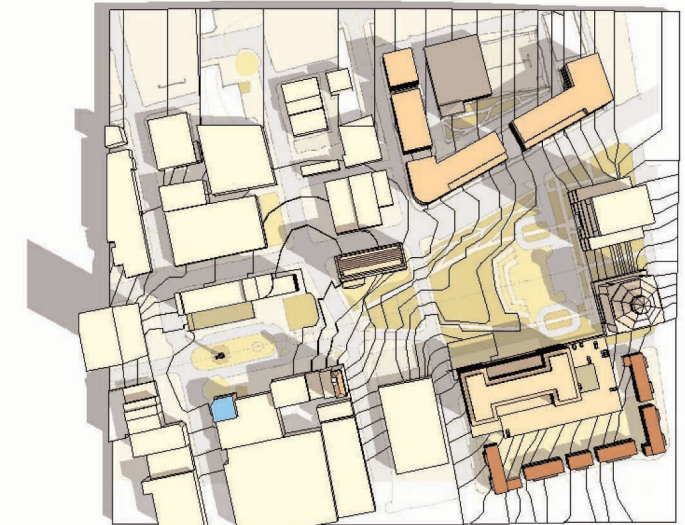
# Sun / Shadow Study



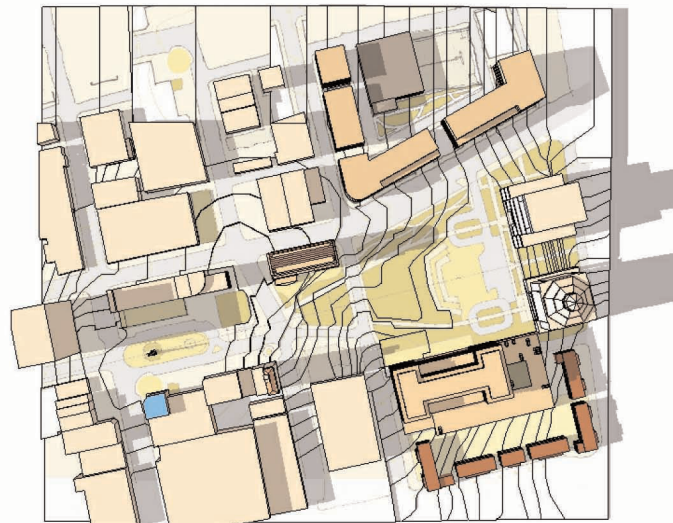
SPRING MORNING April 15, 9:00 AM



SUMMER MORNING June 21, 9:00 AM



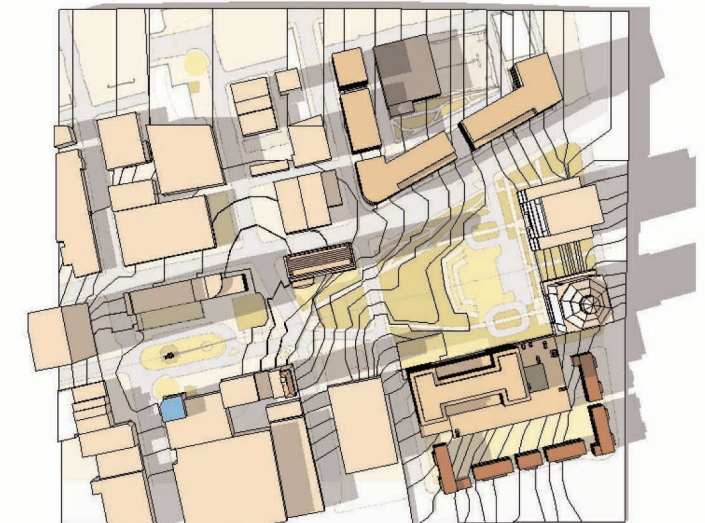
FALL MORNING September 15, 9:00 AM



SPRING EVENING April 15, 5:00 PM



SUMMER EVENING June 21, 5:00 PM



FALL EVENING September 15, 5:00 PM